

178.0

0003

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

787,100 / 787,100

USE VALUE:

787,100 / 787,100

ASSESSED:

787,100 / 787,100


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 56 | | VALENTINE RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|-------------------------------------|---------|
| Owner 1: D'ARCANGELO ANTHONY J-ETAL | |
| Owner 2: D'ARCANGELO JUNE L | |
| Owner 3: | |
| Street 1: 56 VALENTINE RD | |
| Street 2: | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02476 | Type: |

PREVIOUS OWNER

| Owner 1: | |
|-----------|--------|
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains 7,973 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1995 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7973 | | Sq. Ft. | Site | | 0 | 70. | 0.83 | 7 | | | | | | | | | 461,434 | | | | | | 461,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 7973.000 | 325,700 | | 461,400 | 787,100 | | 120470 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 07/25/18 |

1 of 1

Residential

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787,100 / 787,100

ASSESSED:

787,100 / 787,100

!13975!

PRINT

Date Time

12/11/20 03:51:46

LAST REV

Date Time

08/28/18 14:27:37

apro

13975

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

TAX DISTRICT

Parcel ID 178.0-0003-0011.A

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| | 13075-137 | | 10/14/1976 | | 53,000 | No | No | N | |

BUILDING PERMITS

ACTIVITY INFORMATION

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|--------------|--------|-----|------------|----------|------------|---------|------|---------|----|------|
| 7/25/2018 | | MEAS&NOTICE | | | | | | | CC | Chris C | | |
| 10/30/2008 | | Meas/Inspect | | | | | | | 189 | PATRIOT | | |
| 12/23/1999 | | Mailer Sent | | | | | | | | | | |
| 12/21/1999 | | Measured | | | | | | | 163 | PATRIOT | | |
| 12/1/1981 | | | | | | | | | PS | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

